

107.0

Map

0003

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,231,000 /

USE VALUE: 1,231,000 /

ASSESSED: 1,231,000 /

Total Card /

Total Parcel

1,231,000

1,231,000

1,231,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LANTERN LN, ARLINGTON

OWNERSHIP

Owner 1:	SMITH CHRISTINE M
Owner 2:	
Owner 3:	
Street 1:	50 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SMITH RICHARD M -
Owner 2:	SMITH CHRISTINE M -
Street 1:	50 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 5763 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10208		Sq. Ft.	Site		0	70.	0.71	4									508,367						508,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10208.000	712,100	10,500	508,400	1,231,000
Total Card	0.234	712,100	10,500	508,400	1,231,000
Total Parcel	0.234	712,100	10,500	508,400	1,231,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	213.60	/Parcel:	213.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	712,100	10500	10,208.	508,400	1,231,000	1,231,000	Year End Roll	12/18/2019
2019	101	FV	530,500	10900	10,208.	508,400	1,049,800	1,049,800	Year End Roll	1/3/2019
2018	101	FV	528,600	10900	10,208.	435,700	975,200	975,200	Year End Roll	12/20/2017
2017	101	FV	528,600	10900	10,208.	406,700	946,200	946,200	Year End Roll	1/3/2017
2016	101	FV	528,600	10900	10,208.	348,600	888,100	888,100	Year End	1/4/2016
2015	101	FV	515,300	11200	10,208.	312,300	838,800	838,800	Year End Roll	12/11/2014
2014	101	FV	515,300	11200	10,208.	289,000	815,500	815,500	Year End Roll	12/16/2013
2013	101	FV	515,300	11200	10,208.	275,600	802,100	802,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH RICHARD M	1442-120		9/30/2013	Convenience		1	No	No	
FOEHR OLIVER	1220-117		4/26/2000		471,000		No	No	
HANSON NEAL E	1186-65		4/21/1998		399,000		No	No	Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH RICHARD M	1442-120		9/30/2013	Convenience		1	No	No	
FOEHR OLIVER	1220-117		4/26/2000		471,000		No	No	
HANSON NEAL E	1186-65		4/21/1998		399,000		No	No	Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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FOEHR OLIVER	1220-117		4/26/2000		471,000		No	No	
HANSON NEAL E	1186-65		4/21/1998		399,000		No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	661	Redo Bat	8,200	C				
9/15/2011	1128	Redo Kit	37,100	C				
9/18/2006	782	Addition	150,000			G8	GR FY08	ADD 2ND & 3RD FLOO
4/19/2001	273	Ingr. Po	14,000	O				VINYL IN GROUND PO

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	CC	Chris C
5/3/2012	Info Fm Prmt	BR	B Rossignol
6/1/2009	Measured	189	PATRIOT
7/26/2000	MLS	MM	Mary M
11/29/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
9/7/1991		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2H	- 2 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1956	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G13	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES YARD ITEMS										PARCEL ID		TOWN 0000 00000						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	21X35	A	AV	2001	16.70	T	14.4	101			10,500			10,500